

situation or the drain of money from the area could have a marked effect on the town as a whole from a purely economic standpoint, and on the very spirit of the community.

INDUSTRIAL PROPOSALS

The amount of land for industrial development during the planning period was projected as 89 acres. There is no way of telling, of course, how many new industries might come into the area between now and 1990, and this figure was largely based on the present ratio of industrial land to the population.

There is sufficient room for this acreage within close proximity to existing industry, and this should be encouraged where possible due to the compatibility of land use and the advantage of industry being located within the town limits for tax purposes. Additional areas should be considered, however, to provide space for expansion and to allow a safety factor in the event a fairly rapid industrial development during the future years.

Some standards to be considered in delineating industrial areas include:

1. Good access should be available to major thoroughfares and, where possible, to railroads.
2. Adequate space should be provided, including sufficient room for landscaping and parking plus expansion.
3. Reasonably level land is required, preferably with a slope of not more than 5%. The soil should be well drained and possess good load bearing qualities.
4. Water and sewer facilities should be available on the site or by extension of nearby lines.